



# Kestor Inn

Manaton, Newton Abbot, Devon TQ13 9UF

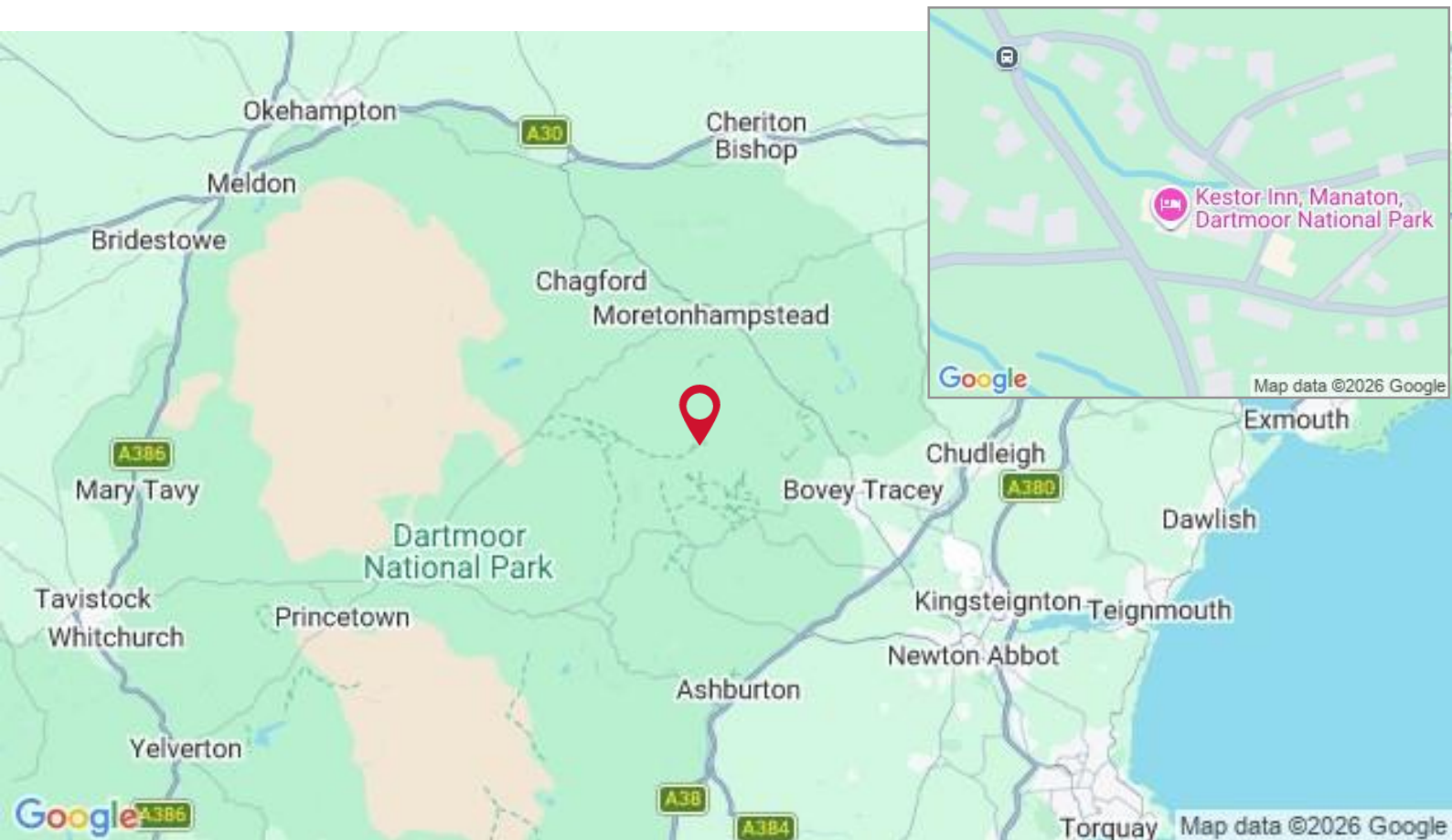
**Tenure**

**Freehold**

**Price**

**£625,000**

- Substantial freehold pub in Dartmoor National Park
- Characterful trading areas, large commercial kitchen
- 5 en suite letting bedrooms
- 2-bed owner's flat
- Spacious beer garden with seating for c100 customers
- Car park



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## Location

The Kestor Inn is located in the rugged moorlands of the Dartmoor National Park, in a picturesque village called Manaton. The village is situated five miles northwest of Bovey Tracey and 10 miles northwest of Newton Abbot, in Devon.

Manaton is surrounded by stunning moorland countryside and enjoys a tranquil setting overlooking the contrasting nature of Dartmoor with its wild rolling landscape and sheltered wooded valleys.

The area is ideally suited to walking, cycling and riding, as well as fishing, hunting and kayaking, all of which draws customers to the Kestor Inn throughout the year.

Manaton benefits from its appealing isolated location, whilst retaining the essential connectivity afforded by its proximity to the A38 dual carriageway, which provides access to the cities of Plymouth (36 miles) and Exeter (17 miles), as well as the M5 motorway (17 miles). Mainline rail services to London are available from Newton Abbot and Exeter, and Exeter International Airport is also within easy reach.

## Description

The property comprises a substantial, detached public house perched in an elevated position overlooking the Dartmoor countryside.

Originally built in the early 1900s, the pub was constructed over basement, ground and first floors in traditional stone under pitched slate roofs. Later extensions have been added to the front, side and rear to expand the pub's facilities.

A grassed trade garden and beer terrace are located to the front of the property, ideally situated to enjoy the views across the surrounding landscape. A tarmac car park sits adjacent to the pub and provides parking for 10 vehicles.



## Trade

The Kestor Inn is a charming Dartmoor inn, having been comprehensively refurbished and upgraded by the owners during their ownership. The pub trades as a popular village inn and destination freehouse with letting accommodation and is well supported locally. The delightful setting within the Dartmoor National Park makes this a highly desirable place to live and work, and the Kestor Inn is the only pub in the village, serving the surrounding villages, hamlets and towns in the area and also attracting tourist trade year-round.

The pub enjoys a good reputation for quality homemade food, well-kept local beers and a well-stocked bar. The business offers a Sunday carvery roast and hosts a darts team, weekly quiz night and live music on a regular basis.

The letting rooms provide an additional income stream throughout the year, with a rating of Superb 9 on Booking.com.

The Kestor Inn has been well-looked after by the owners and offers a fantastic lifestyle opportunity to new owners seeking an idyllic village pub in scenic surroundings with proven levels of trade.

## Accommodation

### Ground

Access to the trading areas is via the main entrance from the car park. This leads into a lounge area with seating at sofas, tables and chairs for 20 customers.

To the rear of the lounge is the main bar and dining area, arranged around a dark-wood bar servery along one side of the room.



At either end of the main bar are large wood burners and the trading area has plenty of original charm thanks to exposed oak beams and stone fireplace surrounds, with wooden flooring and dark wood furniture throughout. Seating is at booths, banquettes, tables and chairs for 30 customers.

Adjacent to the bar area is a conservatory-style extension which accommodates seating for a further 50 customers at wooden tables and chairs. This dining area enjoys views across the surrounding landscape.

At the rear of the ground floor is an extensively fitted commercial kitchen with full extraction system. Adjacent to the kitchen are preparation areas, as well as cold and dry storage.

Ancillary accommodation at ground floor includes male and female customer WCs.

Also located at ground floor, but separately accessed from the exterior of the building, is a spacious letting bedroom with en suite bathroom.

### Basement

The basement provides a number of dry storage areas, as well as a temperature-controlled beer store.

### First

At first floor are four well-appointed letting bedrooms, each benefitting from en-suite bathroom facilities. Three of the bedrooms enjoy views across the moorlands. Ancillary accommodation at first floor includes store cupboard and a utility room with washing machines for bedding and linens.

### Roof Level

A staircase from the first-floor landing leads to the owner's accommodation at roof level. This comprises two double bedrooms, a large kitchen-lounge and a family bathroom.

### External

To the front of the property is a terraced seating area which leads down onto a grassed beer garden, which comfortably accommodates over 75 customers, adjacent to the pub is a tarmac car park with marked spaces for 10 vehicles. At the rear of the property is an enclosed yard with storage sheds, bins and oil tank.

### Tenure

The property is held Freehold.

### Planning

The property is not listed but is situated within Dartmoor National Park.

### Licence

A premises licence prevails, the main licensable activities being:

Sale of Alcohol

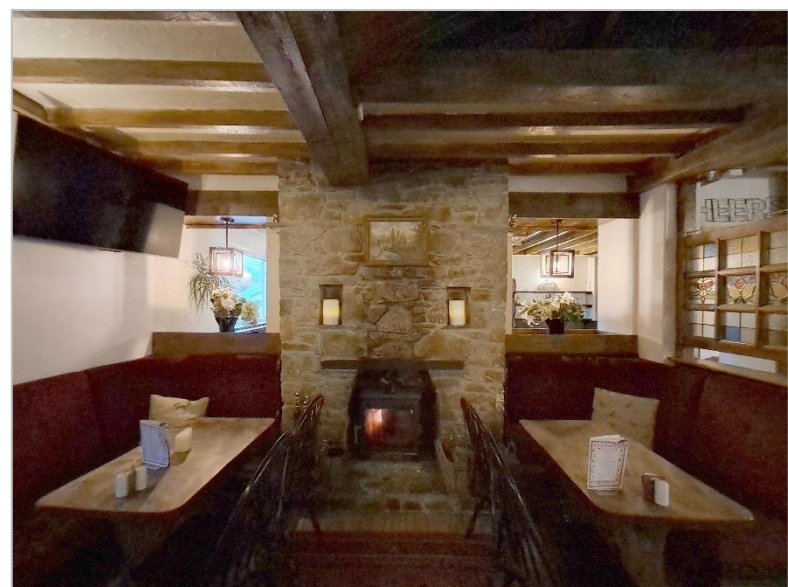
Sunday to Thursday 10:00 - 00:00

Friday to Saturday 10:00 - 01:00

Live Music, Recorded Music, Dance, Plays

Sunday to Thursday 10:00 - 00:00

Friday to Saturday 10:00 - 01:00



## Business Rates & Council Tax

The property is in an area administered by Teignbridge District Council.

Rateable Value £7,500 (2023) & £16,000 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Services

We are advised that the premises benefit from mains electricity, water and drainage services. Oil central heating and hot water. LPG for cooking.

## Viewing

Strictly by appointment only through Fleurets South West & Wales office on 0117 923 8090.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Joint Agents

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For further information please log onto **fleurets.com** or contact:

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